

**LURC and Island Meeting Summary**  
Island Institute, Rockland, Maine  
May 18, 2005

**Topics discussed include:**

**Communication:** The importance of communication between LURC and the islands in their jurisdiction was emphasized. For example, when there are changes at LURC involving the staff that work with the islands, it would be helpful for landowners to receive notification of their new contact person by mail.

**Scale:** With 24 staff managing a quarter of the land mass in New England, at what scale can LURC recognize the needs of islands? LURC has tried to recognize the unique characteristics of islands through measures such as creating a maritime zone, reducing road setbacks, and revising standards for docks (coastal vs. inland waters) that will be adopted in June.

**Community Values:** The need for flexibility and middle ground in order to recognize community values was discussed. For example, affordable housing is identified as a community priority that is crucial to sustaining the year-round population on Monhegan. An opportunity has come up for the Monhegan Island Sustainable Community Association to purchase a property that could be divided (with a variance from LURC) to create two lots for “affordable” year-round homes in keeping with the islands cluster development. Can LURC and communities work together for a mutually desired goal?

**Docks:** Is there a way that permits for replacing/maintaining docks can be expedited? Can docks needed for livelihood (i.e. use by a lobsterman) versus recreational use be given priority? Can anything be done about inconsistencies between LURC & DEP policies? LURC explained the Commission may adopt new dock standards in June and that DEP is revising its policies and cracking down.

**LURC fees and permitting:** Can the permitting process be simplified? Can LURC fees be adjusted to help ensure compliance? LURC explained the agency is in the process of simplifying the permitting process. It was suggested that fees be set at a percentage of property valuation to keep fees in check and promote compliance.

**Regional plan:** The value of creating guiding principles for LURC’s island/coastal region in the form of a regional/advisory plan that could be incorporated into LURC’s comprehensive plan was emphasized. LURC commented that it was given 2 new planning positions by the legislature this session. The Rangely regional planning process was discussed—50 plus meetings over the course of 6 years. The idea of the Island Institute partnering with LURC, Monhegan and Matinicus, through the Island Fellows program, to assist with the development of a regional plan was discussed.

**Other topics discussed include:** island forestry, coastal & island lands in tree growth, the significance of mainland & island access points for islands in the LURC jurisdiction, the importance of being a squeaky wheel, exploring how to access the State’s Unorganized Territories Fund, and the need for legislation that might improve the LURC-island “fit”.